



Plan Commission Minutes July 8, 2019

Present: Chairman George Stoner, Commissioners, Ron Grimes, Don Boxx and Robin Wamboldt. **Excused:** Commissioner, Bob Lee. **Absent:** Commissioner. Paul Aiello.

Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Luke Godshall, Village Planner, Dawn Gunderson, Ehlers Senior Municipal Advisor, Gregg Sinnen, Trustee, Karl Ostby, Trustee, and Ann Brumback, Administrative Assistant.

1. **Call to order:** Chairman Stoner called the meeting to order at 5:37pm
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand and lead the Pledge of Allegiance.
3. **Approve minutes of 05-13-19 meeting:** Commissioner Boxx made the motion to approve and Commissioner Grimes seconded the motion. Motion carried 4-0.
4. **Correspondence:** Resignation letter from Jeannine Brockmeier, withdrawing her appointment to the Plan Commission due to health issues.
5. **Citizen Comments:** None
6. **Action on request by K & K Trust, 9063 Cooper Rd., Pleasant Prairie, WI 53158 (Owner), Mark Leslie, 8128 12th St., Suite B, Kenosha, WI 53144 (agent), requesting a Conditional Use Permit for automotive sales & service in the B-2 Community Business Dist. on Tax Parcel #82-4-222-093-0590, 8116 12th Street, located in the SW ¼ of Section 9, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for action into the meeting and called for a motion. Commissioner Boxx made the motion to approve, Commissioner Grimes seconded the motion. Chairman Stoner then asked for a representative to explain the project. Mark Leslie came forward and introduced himself and explained his request expanding the original C.U.P. to include the sale of vehicles.

Chairman Stoner then opened the request for discussion to the Commissioners and Staff. Chairman Stoner started the discussion by stating the in his opinion he was not in favor of a used car lot on HWY "E" the gateway to Somers, and will ask the Trustees to check out the property before approving the C.U.P. He stated that he was recently at the site and did not like the junk currently on the property.

Mr. Leslie, then stated that there was a recent setback to the cleanup and it should be done by the end of this week.

Commissioners Boxx agreed with Chairman Stoner stating that he was not in favor of a car lot on HWY "E". Commissioner Grimes questioned the floodplain that encroaches on the area. Planner Luke Godshall stated it was ok to park cars in a floodplain, but no buildings could be constructed in a floodplain. Commissioner Grimes also agreed that the appearance of the property is major factor in his decision to refer approval to the Village Board.

Discussion continued regarding advertising, Mr. Leslie stated that he uses social media to advertise his vehicles.

Assistant Administrator, Jason Peters stated that now is the time to clean up the property because it will go before the Village Board on July 23 for approval or denial of the expanded C.U.P.

Chairman Stoner again stated he did not want to see any vehicles in the front of the lot and that they would allow vehicles as shown in proposal to the Village.

Commissioner Boxx mended his motion to include all conditions the Village Board places in the C.U.P. to be drawn up by the Village Attorney. Commissioner Grimes seconded the amended motion. Motion Carried 4 – 0.

7. Action on request by RPF-Somers Multi Family, 413 North Carpenter Street Suite 1E, Chicago, IL (Owners), Nathan Laurent/Keller Inc., W204 N11509 Goldendale Rd., Germantown, WI 53022 (Agent), for site plan and exterior fenestration approval for a proposed 24-hour animal hospital to be constructed on part of Tax Parcel #82-4-222-104-0342, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers.

Chairman Stoner read the request for Action by RFP-Somers Multi-Family into the meeting and called for a motion. Commissioner Box made the motion to approve, Commissioner Grimes seconded the motion. Chairman Stoner then opened the request for discussion asking a representative to explain the request.

Nathan Laurent, with Keller Builders introduced himself and explained that this is for a Emergency & Specialty Pet Care Facility that is open 24hrs per day, 365 days per year. WVRC currently has three locations in Wisconsin, Milwaukee, Grafton, and Racine. They employ over 300 doctors, with eight doctors per shift. The animals will be leashed outside of the building.

The site plan calls for about 55 to 57 parking places, all products used on the exterior of the building carry a 50 a 50 year warranty. The storm water plan is to tie into the Reserve at Pike Creek.

Chairman Stoner stated that they would not get occupancy until the road was built for the entire proposed project consisting the apartments at the Reserve at Pike Creek as well as the Vet Clinic.

Commissioner Boxx questioned how long the current plans would take care of the needs of the clinic before a future expansion would happen. Mr. Laurent stated the current plans would take care of 10 to 15 years.

Commission Grimes questioned the disposal of medical waste. Mr. Laurent stated the standard medical bio-hazard disposal. Disposal companies would be on a regular schedule. No disposal of animals on site if they are put down. They are frozen and taken to a special facility.

Chairman Stoner asked if anyone had any further questions. With no further questions called for a vote. Motion passed 4 – 0.

8. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 4 (See the Public Hearing Notice which was published on July 1, 2019).

Chairman Stoner read the request for a Public Hearing into the meeting and asked if anyone wanted to speak. With no response the Chairman closed the Public Hearing.

9. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on July 1, 2019).

Chairman Stoner read the request for a Public Hearing into the meeting and asked if anyone wanted to speak. With no response the Chairman closed the Public Hearing.

10. Consideration of “Resolution No. PC19-001 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 4, Village of Somers, Wisconsin”.

Chairman Stoner read the request for Consideration of The Resolution No PC19-001 into the meeting. He then asked Dawn Gunderson, Municipal Advisor to explain the reason for the amendment.

Ms. Gunderson explained that the district 4 was approved in July of 2018. Ms. Gunderson explained that only 35% of the district can be used for residential. Ms. Gunderson explained that the amendment is necessary to expand the district so that a possible residential development can be included in the district. This development would include the developer building a road with a right to recovery over the course of time or the life of the T.I.D.

Chairman Stoner called for a vote. Motion Passed 4 – 0.

11. Consideration of “Resolution No. PC 19-002 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, Village of Somers, Wisconsin”.

Chairman Stoner read the request for Consideration of The Resolution No PC19-002 into the meeting. He then asked Dawn Gunderson, Municipal Advisor to explain the reason for the amendment.

Ms. Gunderson again stated the original T.I.D. 5 was approved in July of 2018. Ms. Gunderson explained that one parcel in T.I.D 5 overlapped a parcel in T.I.D 2 and now the Village wants to return it back to the original T.I.D.2. She also reminded everyone that the Village Assessor must be advised of the change.

Chairman Stoner also asked Ms. Gunderson to explain how this affects the School Districts. Ms. Gunderson explained how this effects the school district. Ms. Gunderson explained that the school district stays the same. It will keep its state aid and the school district tax and as state aid declines with the increase in the district they level each other out.

Chairman Stoner called for a vote. Motion Passed 4 – 0.

12. Adjourn: Commissioner Boxx made the motion to adjourn, Commissioner Grimes seconded the motion. Motion Passed 4 – 0. The meeting was adjourned at 6:52 pm.

**These minutes are not official until approved by the Plan Commission.
Submitted by Ann Brumback, Administrative Assistant**